# MUNICIPAL PLANNING COMMISSION MEETING WEDNESDAY, JUNE 15, 2011 – 12:30 PM TOWN OF REDCLIFF COUNCIL CHAMBERS

# **MINUTES**

PRESENT:

Members:

J. Beach, B. Duncan, B. Lowery,

D. MacDougall, D. Schaffer, B. Vine,

Development Officer &

Recording Secretary:

D. Mastel

Planning Consultant:

K. Snyder

**ABSENT:** 

Members:

D. Wirth

#### 1. CALL TO ORDER

B. Duncan called the meeting to order at 12:30 p.m.

### 2. ADOPTION OF AGENDA

D. MacDougall moved that the agenda be adopted as amended. - Carried.

#### 3. PREVIOUS MINUTES

J. Beach moved acceptance of the minutes of the May 18, 2011 meeting as presented. - Carried

### 4. LIST OF DEVELOPMENT PERMITS ADVERTISED

The Commission reviewed the development permits advertised in the Cypress Courier/Commentator on May 24, 2011 and were advised by the Development Officer that no appeals had been received.

# 5. DEVELOPMENT APPLICATIONS APPROVED BY DEVELOPMENT OFFICER

- A) Development Permit Application 11-DP-050
  Johan Friesen
  Lot 32, Block 139, Plan 981 1474 (422 1 Street NW)
  Approved: Deck
- B) Development Permit Application 11-DP-051
  Contempora Construction
  Lot 1, Block 56, Plan 901 1349 (131 1 Street SW)
  Approved: Interior Renovation Women's Change Room
- C) Development Permit Application 11-DP-052
  Jim and Val Rathje
  Lot 52, Block 24, Plan 801 0810 (913 7 Street SE)
  Approved: Deck
- D) Development Permit Application 11-DP-053 Sheldon and Peggy Moore Lot 25, Block 4, Plan 741 0853 (612 4 Street SE) Approved: Hobby Greenhouse
- E) Development Permit Application 11-DP-056 Gord Gee

Lot 95, Block 1, Plan 021 3235 (23 Riverview Green SE) Approved: Gazebo

F) Development Permit Application 11-DP-057
Richard Olson
Lots 25-26, Block 17, Plan 1117V (410 3 Street SE)
Approved: Interior Renovation – Attached Garage into Living Space

G) Development Permit Application 11-DP-058
Jordan Bellamy and Alisa Taylor
Lot 19, Block B, Plan 041 2564 (505 5 Avenue SW)
Approved: Basement Development

H) Development Permit Application 11-DP-059
 Walter Ksenych
 Lot 29, Block 1, Plan 821 1144 (10 Riverview Drive SE)
 Approved: Accessory Building

#### 6. DEVELOPMENT PERMITS FOR MPC CONSIDERATION

A) Development Permit Application 11-DP-054
Christina McNeil
Lots 13-14, Block 46, Plan 1117V (215 4 Street SE)
Home Occupation – Nails and Waxing

- B. Lowery moved that development permit application **11-DP-054** for Christina McNeil on Lots 13-14, Block 46, Plan 1117V (215 4 Street SE) be <u>APPROVED</u> subject to the following conditions:
- All Development Standards, as listed under Section 58(9(d)) of Residential Districts in the Town of Redcliff's Land Use Bylaw shall be adhered to by the applicant.
- Carried.
- B) Development Permit Application 11-DP-062
  Nelson Bailey
  Lots 11-14, Block 80, Plan 931 0188 (#3 511 South Railway Drive NE)
  Fascia Sign

B. Vine left the meeting at 12:35 p.m. due to a conflict of interest with the application.

There was discussion about the size of the sign being applied for and how large it is. The discussion also included how the sign did suit the area and was visually appealing.

K. Snyder added that under the new Land Use Bylaw, it will allow a maximum of 10 m² for a fascia sign; whereas this application is for a 26.75 m².

D. Schaffer commented that if the application was for a freestanding sign that it may be more of an issue.

- B. Lowery moved that development permit application **11-DP-062** for Nelson Bailey on Lots 11-14, Block 80, Plan 931 0188 (#3 511 South Railway Drive NE) be **APPROVED** as submitted.
- Carried.
- B. Vine re-joined the meeting at 12:45 p.m.
- C) Development Permit Application 11-DP-064
  Claude and Wendy Bourguignon
  Lot 51, Block 130, Plan 021 2567 (335 3 Street NW)
  Above Ground Pool
  - J. Beach moved that development permit application 11-DP-064 for Claude and Wendy Bourguignon on Lot 51, Block 130, Plan 021 2567 (335 3 Street NW) be APPROVED subject to the following condition(s):
  - 1. The location of the pool is approved as submitted with the application.
  - 2. The pool is required to have a cover that is provided with lockable devices to prevent access to the water by unauthorized persons. If the pool is not equipped with a lockable cover; then a fence 1.8 metres (6 feet) in height shall enclose the pool. The fence can be constructed from chain link, metal, wood, stone or other material having an equivalent degree of strength accompanied with a gate of the same height which shall have a self-closing, lockable device.
  - Carried.
- D) Development Permit Application 11-DP-065 Ken and Sonja Porfoun Lot 50, Block 9, Plan 921 2442 (534 1 Street SE) Hot Tub
  - D. McDougall moved that development permit application 11-DP-065 for Ken and Sonja Porfoun on Lot 50, Block 9, Plan 921 2442 (534 1 Street SE) be <u>APPROVED</u> subject to the following condition(s):
  - The location of the hot tub is approved as submitted with the application.
  - 2. The hot tub is required to have a cover that is provided with lockable devices to prevent access to the water by unauthorized persons. If the hot tub exceeds 2.4 metres (8 feet) across the widest portion of the water's surface and the hot tub is not equipped with a lockable cover; then a fence 1.8 metres (6 feet) in height shall enclose the hot tub. The fence can be constructed from chain link, metal, wood, stone or other material having an equivalent degree of strength accompanied with a gate of the same height which shall have a self-closing, lockable device.
  - 3. Copies of the utility locates shall be provided indicating no conflicts.
  - Carried.

#### 7. FOR COMMENT

A) Development Permit Application 11-DP-055
 Don Stigter
 Lot 1, Block B, Plan 981 1474 (339 5 Street NW)
 Construction of a Storage Building

The Commission advised that they had no objections or concerns.

# 8. ADJOURNMENT

D. Schaffer moved adjournment of the meeting at 12:55 p.m. – Carried.

Chairman

Secretary